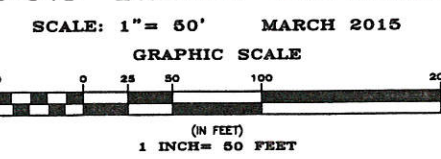


TAX MAP 235, LOT 1
OWNER OF RECORD:
JOHN P. & LINDA C. SVENSON
PO BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 1805, PAGE 22

TAX MAP 239, LOT 2
OWNER OF RECORD:
1962 REAL ESTATE, LLC
40 WAKEFIELD STREET
ROCHESTER, NH 03866
S.C.R.D. BOOK 4266, PAGE 115

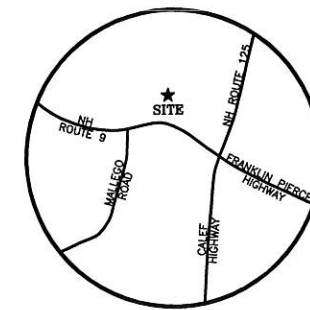
**LOT LINE ADJUSTMENT
SUBDIVISION PLAN
CHRISTMAS LANE
NH ROUTE 9
FRANKLIN PIERCE HIGHWAY
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE**

**PREPARED FOR:
JOHN & LINDA SVENSON
and 1962 REAL ESTATE, LLC**



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FILE NO. 308
PLAN NO. C-0000
DWG NO. 13170\S-1
F.B. NO.



LOCUS
nls

REVISIONS:

PLANNING BOARD APPROVAL BLOCK

THE SUBMISSION REGULATIONS OF THE TOWN OF BARRINGTON, NH ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

TAX MAP 238, LOT 51 OWNER'S SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN, PREPARED UNDER MY DIRECTION, IS THE RESULT OF A SURVEY MADE ON THE GROUND AS PER RECORD DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PLAN CLOSURE EXCEEDS 1:10,000.



JOEL D. RUNNALS N.H.L.L.S. 885 DATE:

TAX MAP 235, LOT 1
OWNER OF RECORD:
JOHN P. & LINDA C. SVENSON
PO BOX 10
BARRINGTON, NH 03825
S.C.R.D. BOOK 1906, PAGE 22

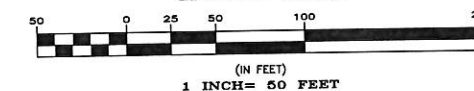
TAX MAP 239, LOT 2
OWNER OF RECORD:
1962 REAL ESTATE, LLC
40 WAKEFIELD STREET
ROCHESTER, NH 03866
S.C.R.D. BOOK 4286, PAGE 115

**LOT LINE ADJUSTMENT
SUBDIVISION PLAN
CHRISTMAS LANE
NH ROUTE 9
FRANKLIN PIERCE HIGHWAY
BARRINGTON
STRAFFORD COUNTY
NEW HAMPSHIRE**

**PREPARED FOR:
JOHN & LINDA SVENSON
and 1962 REAL ESTATE, LLC**

SCALE: 1" = 50' MARCH 2015

GRAPHIC SCALE



1 INCH = 50 FEET

Sheet 1 of 2

LINE TABLE			LINE TABLE			CURVE TABLE		
LINE	BRG	DIST	LINE	BRG	DIST	CURVE	RADIUS	LENGTH
L1	S 71°52'55" E	20.00'	L10	S 03°03'02" W	16.27'	C1	180.00'	73.74'
L2	N 55°28'51" W	22.49'	L11	S 32°50'58" E	40.00'	C2	120.00'	19.35'
L3	S 54°02'25" E	23.39'	L12	N 57°09'02" E	40.00'	C3	40.26'	48.93'
L4	N 06°49'25" E	29.22'	L13	N 32°50'58" W	40.00'	C4	160.00'	65.54'
L5	N 06°49'25" E	29.22'	TBA1	S 13°33'39" W	0.63'	C5	140.00'	57.35'
L6	S 83°10'35" W	20.00'	TBA2	S 13°33'39" W	64.72'	C6	160.00'	69.65'
L7	S 83°10'35" W	13.72'	TBA3	S 49°05'00" E	231.21'	C7	180.00'	78.36'
L8	S 71°36'39" W	20.90'	TBA4	S 49°05'00" E	563.01'	C8	120.00'	49.16'
L9	S 03°03'02" W	30.43'	TBA5	S 39°54'02" E	32.81'	C9	180.00'	29.30'
						C10	30.00'	30.36'

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NORWAY PLAINS ASSOCIATES, INC.

2 Continental Blvd., Rochester, N.H. 603-335-3948

FILE NO. 308
PLAN NO. C-2734
DWG NO. 13170\S-2
F.B. NO.

31 Mooney Street, Alton, N.H. 603-875-3948

*Where's the
current driveway
to the house out back*



LEGEND

- PROPERTY LINE
- - - FUTURE PROPERTY TO BE ABANDONED
- WETLANDS
- NPA □ "NPA" GRANITE BOUND TO SET
- NPA ⊙ "NPA" RE-BAR TO BE SET
- * ANGLE POINT/NO MONUMENT

REVISIONS:

GENERAL PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN TAX MAP 235, LOT 1 AND TAX MAP 239, LOT 2 AND TO SUBDIVIDE THOSE LOTS INTO FIVE LOTS.
- LOT AREAS:
EXISTING LOTS
TAX MAP 235, LOT 1 = 16,109 acres
TAX MAP 239, LOT 2 = 2,531 acres
PROPOSED LOTS
TAX MAP 235, LOT 1-0 = 132,766 sf / 3.048 acres
TAX MAP 235, LOT 1-2 = 58,337 sf / 1.339 acres
MINUS FUTURE ROADWAY = 45,903 sq / 1.054 acres
TAX MAP 235, LOT 1-2 = 443,899 sf / 10.191 acres
MINUS FUTURE ROADWAY = 433,707 sf / 9.957 acres
TAX MAP 239, LOT 2-0 = 75,275 sf / 1.726 acres
TAX MAP 239, LOT 2-1 = 101,894 sf / 2.335 acres
MINUS FUTURE ROADWAY = 92,719 sq / 2.128 acres
- ZONE: TOWN CENTER DISTRICT (TC) / STRATIFIED DRIFT AQUIFER OVERLAY DISTRICT
LOT SIZE: 40,000 sf (NON-RESIDENTIAL) / 80,000 sf (RESIDENTIAL)
LOT FRONTAGE: 40 FEET
SETBACKS: FRONT= 20' (50' FOR NEW STRUCTURES FROM ROUTE 9), SIDE= 15', REAR= 15'
- WETLANDS WERE DELINEATED BY ROUND POND SOIL SURVEY.
- ORIENTATION: HORIZONTAL DATUM - TOWN OF BARRINGTON GIS.
- VERTICAL DATUM - NVD 1929
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USASCS PER SCSS SHEET 15.
GcC - GLOUCESTER VERY STONEY FINE SANDY LOAM 8-15 PERCENT SLOPES
HdB - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM 3-8 PERCENT SLOPES
HdC - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM 8-15 PERCENT SLOPES
WdA - WINDSOR LOAMY SAND 0-3 PERCENT SLOPES.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017003050.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT.
- ROUTE 9 IS A NH STATE HIGHWAY. THE LAYOUT IS 4 RODS (66').
- THE PARCELS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEWER SYSTEMS.
- FOR MORE INFORMATION ABOUT THIS SITE PLAN, CONTACT THE TOWN OF BARRINGTON LAND USE OFFICE
PO BOX 860, 333 CALEF HIGHWAY, BARRINGTON, NH 03825. (603) 664-5798.

PLAN REFERENCES:

- "SUBDIVISION PLAN, E. RICHARD ROWELL, BARRINGTON, NH"
DATED MARCH 1982 BY FREDERICK E. DREW ASSOCIATES
S.C.R.D. PLAN NO. 24A-24
- "SUBDIVISION PLAN, DAVID R. & GLENDA J. HENDERSON OF TAX MAP 239/LOT 1
LOCATED AT NH ROUTE 9, COUNTY OF STRAFFORD, BARRINGTON, NH"
DATED SEPTEMBER 21, 1999 DAVID W. VINCENT, LLS
S.C.R.D. PLAN NOS. 87-36 & 87-37
- "SUBDIVISION PLAN, OAK HILL ROAD (SOUTH) BARRINGTON, NH
FOR EDWARD J. LEMOS 1995 TRUST"
DATED JANUARY 2006 BY NORWAY PLAINS ASSOCIATES, INC.
S.C.R.D. PLAN NO. 85-18

MAP	LOT	OWNER'S NAME	ADDRESS
235	1	John & Linda Svenson	PO Box 10, Barrington, NH 03825
235	2	Garth & Elizabeth Svenson	PO Box 10, Barrington, NH 03825
			S.C.R.D. book 3366, page 451
235	3	John & Linda Svenson	PO Box 10, Barrington, NH 03825
			S.C.R.D. book 1085, page 514
238	1	Bernard & Susan Bennett	112 Walnut Street, Rochester, NH 03867
			S.C.R.D. book 3954, page 119
238	3	Linda Svenson	PO Box 10, Barrington, NH 03825
			S.C.R.D. book 4022, page 576
239	1	Peter & Sarah Ward	643 Franklin Pierce Highway, Barrington, NH 03825
			S.C.R.D. book 3521, page 922
239	1.1	David & Glenda Henderson	1273 Winged Foot Lane, Denver, NC 28037
			S.C.R.D. book 897, page 121
239	2	1962 Real Estate, LLC	40 Wakefield Street, Rochester, NH 03866
239	3	Katherine Henderson & Helen Lawson	245 Brook Glen Drive, Mooresville, NC 28115
239	7	RLC Holdings	105 Mallego Road, Barrington, NH 03825

LAND USE OFFICE

MAR 09 2015

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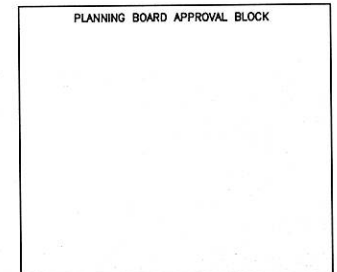
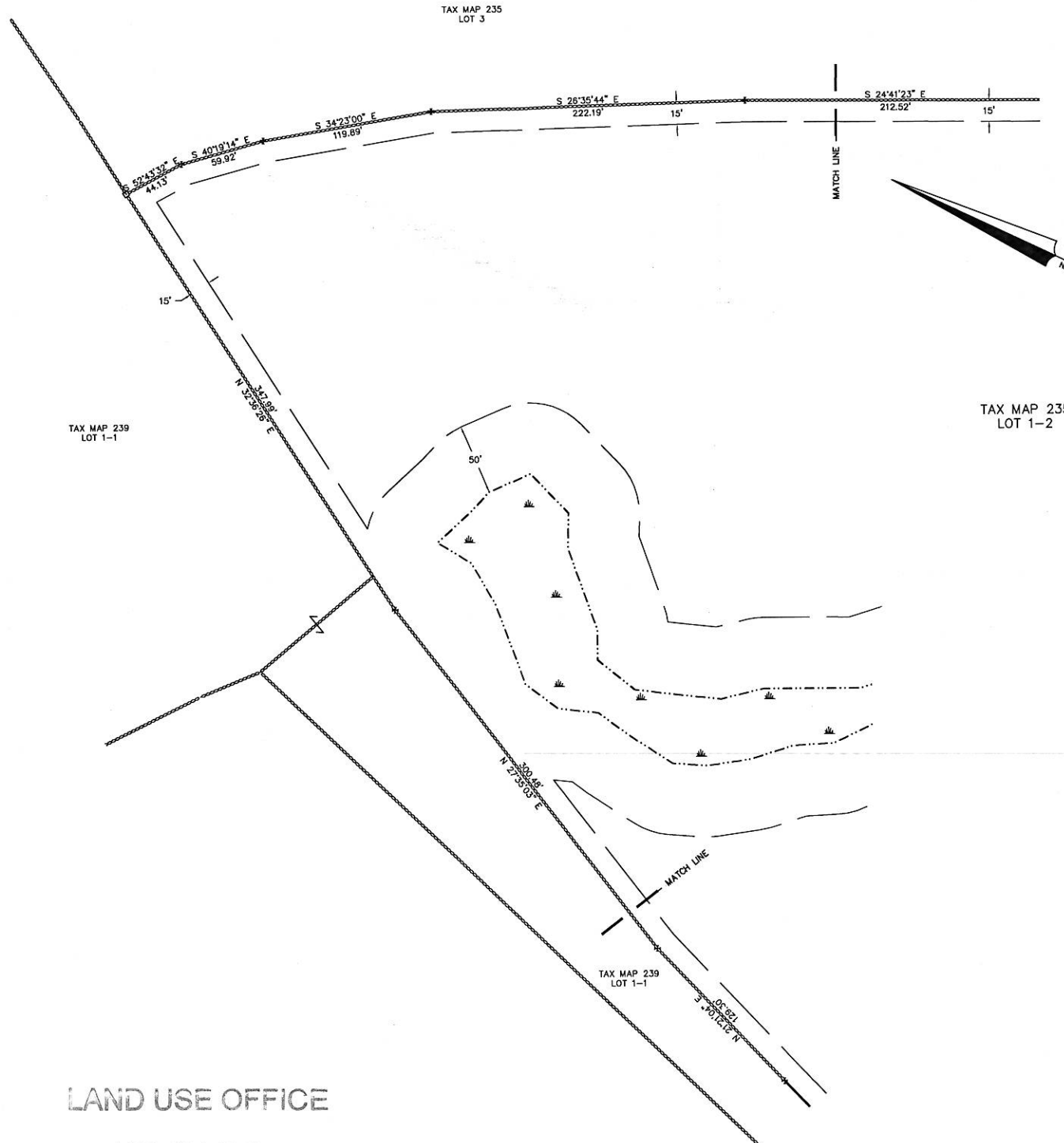
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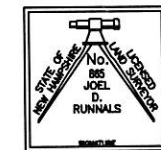
Sheet 2 of 2



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